



Morfan, Dinas Cross, Newport, Pembrokeshire, SA42 0XD

**Price Guide £349,950**

- \*A deceptively spacious Detached single storey Bungalow residence.
- \*Comfortable, well appointed 2 Reception, Kitchen, Utility, 3 Bedrooms and Shower Room accommodation.
- \*Gas Central Heating. uPVC Double Glazing. Loft Insulation.
- \*Good sized easily maintained Front and Rear Gardens with a good sized Lawned Garden, Ornamental Stone Areas, Slate and Paved Patios and Flowering Shrubs.
- \*Garage and Ample Off Road Vehicle Parking and Turning Space.
- \*Ideally suited for a Family, Retirement, investment or for Letting purposes.
- \*Early inspection strongly advised. Realistic Price Guide. EPC Rating 'D'.

## Situation

Dinas Cross is a popular Village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard ( 4 ½ miles west) and the Coastal and Market Town of Newport ( 2 ½ miles east).

Dinas Cross has the benefit of a Petrol Filling Station/Post Office/Store, 2 Public Houses, a Fish & Chip Shop Take-Away, Church, 2 Chapels, a Village/Community Hall and a Cafe.

The well-known Coastal Town of Newport is within a short drive and has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, a Library, Art Galleries a Community/Memorial Hall, Repair Garage, a Health Centre and a Dental Surgery.

The other well-known Market Town of Fishguard is also close by and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is some 19 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of facilities and amenities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at Pwllgwaelod is within a mile or so of the Property and also close by are the other well-known Sandy Beaches and Coves at Aberbach, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog, Newport Sands, Ceibwr and Poppit Sands.

Dinas Cross stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Morfan stands inset off the Main A487 Fishguard to Cardigan Road and is within 300 yards or so from the centre of the centre of the village and the majority of its amenities.

## Description

Morfan comprises a Detached (linked by garage) single storey Bungalow residence of cavity concrete block and brick construction with part reformite stone and mainly rendered and whitened roughcast elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

## Storm Porch

With 2 downlighters, terrazzo tile floor and a uPVC double glazed entrance door to:-

## Hall



6'6" x 6'2" (1.98m x 1.88m )

With a laminate Oak floor, ceiling light, 2 power points and half glazed (6 pane) double doors to:-

## Sitting Room



22'0" x 12'5" (6.71m x 3.78m )

With a mainly carpeted floor and a part laminated Oak floor, 2 ceiling lights, 2 uPVC double glazed windows with vertical blinds, TV point, telephone point, 2 double panelled radiators, wall mounted electric (remote controlled) log effect fire, 14 power points, coved ceiling and archway to:-

## Dining Room



11'0" x 10'0" approx (3.35m x 3.05m approx)

With a laminate Oak floor, coved ceiling, ceiling light, uPVC double glazed patio door with vertical blinds, telephone point, 4 power points, radiator, opening to Inner Hall and door to:-

## Kitchen/Breakfast Room



11'10" x 11'7" maximum (3.61m x 3.53m maximum)

With a laminate Oak floor, range of fitted floor and wall cupboards, inset single drainer, silk quartz sink unit with mixer tap, fully tiled walls, built in electric Single Oven/Grill, 4 ring Cooker Hob, uPVC double glazed window with vertical blinds, cooker box, 10 power points, Cooker Hood (externally vented), Built in Pantry/Store cupboard, built in Cloaks/Broom cupboard with electricity consumer unit, coved ceiling, 5 downlighters, mains smoke detector (not tested), radiator and door opening to:-

## Utility Room

6'10" x 5'1" (2.08m x 1.55m)

With a laminate Oak floor, fitted floor cupboards, uPVC double glazed window with vertical blinds, ceiling light, 4 power points, fully tiled walls and a uPVC double glazed door to rear garden.

## Inner Hall

With a laminate Oak floor, coved ceiling, ceiling light, mains smoke detector, 2 power points and access to an Insulated Loft via an aluminium Slingsby type ladder.

## Shower Room



7'11" x 5'11" (2.41m x 1.80m)

With a ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed Quadrant Shower with Aquaboard walls and a thermostatic shower, fully tiled walls, uPVC double glazed window with roller blind, extractor fan, robe hook, towel ring, toilet roll holder and an illuminated mirror fronted bathroom cabinet.

## Bedroom 1



13'8" x 11'11" (4.17m x 3.63m)

With fitted carpet, coved ceiling, ceiling light, uPVC double glazed window (affording delightful rural views) with vertical blinds, wiring for Satellite TV and 7 power points.

## Bedroom 2



13'6" x 9'7" (4.11m x 2.92m)

With fitted carpet, built in mirror fronted wardrobe with shelves, coved ceiling, ceiling light, uPVC double glazed window (affording delightful rural views) with vertical blinds, double panelled radiator and 6 power points.

## Bedroom 3



9'9" x 8'0" (2.97m x 2.44m)

With fitted carpet, single panel radiator, built in mirror fronted wardrobe with shelves, coved ceiling, ceiling light, telephone point, uPVC double glazed window with vertical blinds and 4 power points.

Adjoining the Property is a:-

## Garage



21'6" x 9'3" maximum (6.55m x 2.82m maximum )

Of concrete block construction with a flat rubberoid roof. It has a Garamatic electric roller door, 4 power points, a strip light, cold water tap, uPVC double glazed door to rear garden and door to:-

## Separate WC

5'10" x 3'2" (1.78m x 0.97m )

With vinyl floor covering, WC, ceiling light, uPVC double glazed window, 2 power points and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

## Externally



Directly to the fore of the Property is a tarmacadamed drive and hardstanding which allows for Ample Vehicle Parking and Turning Space and gives access to the Garage. In addition there is a large Ornamental Stone Patio/Hardstanding Area with Flowering Shrubs, Hydrangeas and a raised corner Heather/Shrub Bed. There is a concrete path surround to the three sides of the Property and to the rear is a good sized easily maintained Garden with a level Lawned Garden with a Raised Flower Bed, a small Slate Paved Patio, Ornamental Stone Areas, Paved and Concrete Patio areas. There is also a:-

## Summerhouse



and a:-

## Timber Garden Shed



6'6" x 5'6" (1.98m x 1.68m)

4 Outside Electric Light (1 Sensor Light) and 2 Outside Water Taps.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

## Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV. Broadband Connection.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

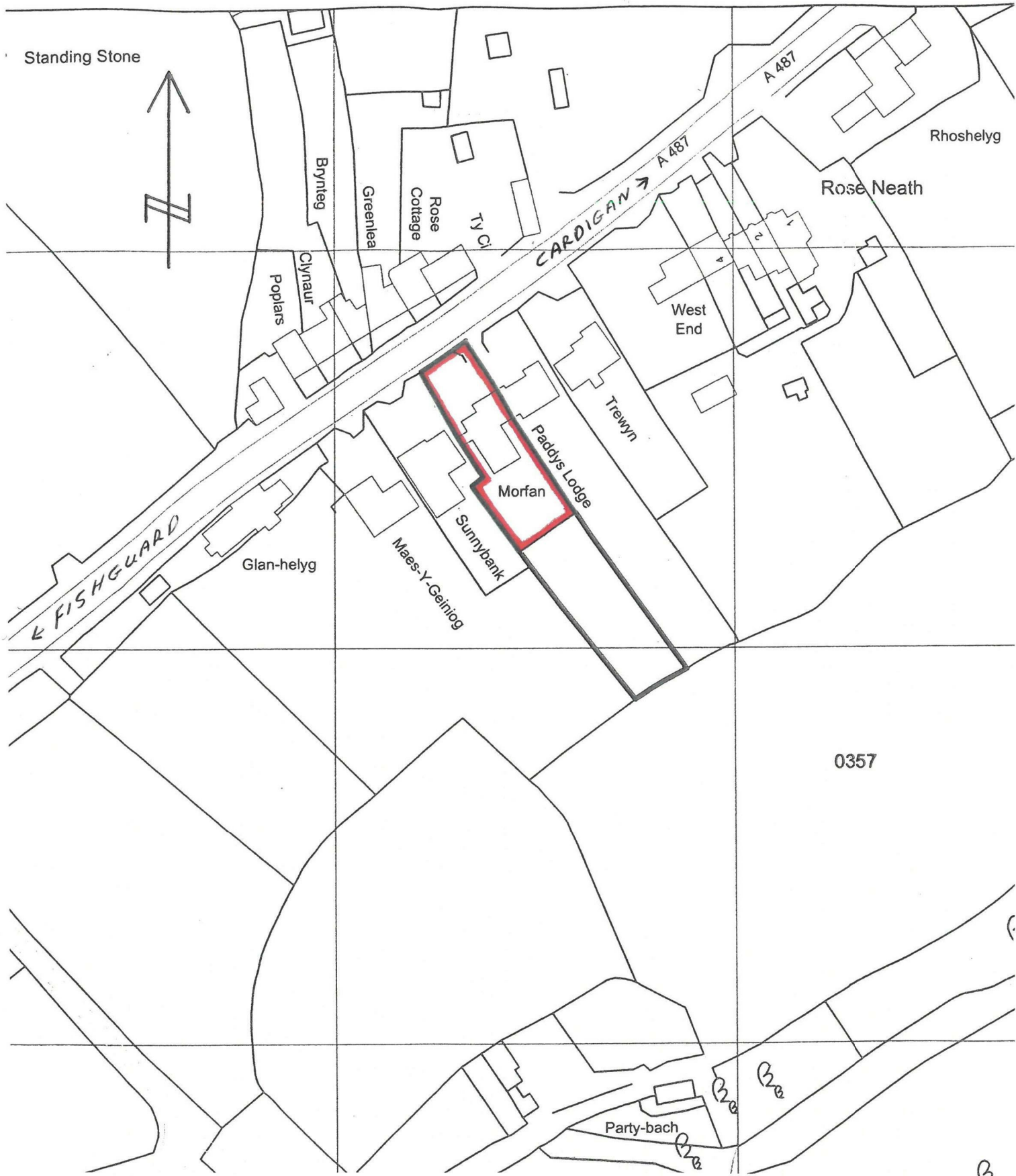
Morfan is an exceptional Detached single storey Bungalow residence which stands in the heart of this popular Coastal Village and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property is in

excellent decorative order benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a Garage as well as ample Off Road Vehicle Parking and Turning Space and good sized easily maintained front and rear gardens with Lawned Areas, Flowering Shrubs, Ornamental Stone Areas and Paved and Concreted Patios. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

## Directions

From Fishguard, take the Main A487 Road east for some 4 miles and in the village of Dinas Cross, proceed past the Tennis Court and a half a mile or so further on, Morfan is situated on the right hand side of the road, some 200 yards or so prior to the Petrol Filling Station on the right. A 'For Sale' Board is erected on site.

Alternatively from Cardigan, take the Main A487 road south west for some 13 miles and in the village of Dinas Cross proceed through the village passing the Petrol Filling Station/Store on your left and some 200 yards or so further on Morfan is situated on the left hand side of the road. A 'For Sale' Board is erected on site.



Morfan,  
Dinas Cross. Newport, Pembrokeshire.

Plan Not to Scale.

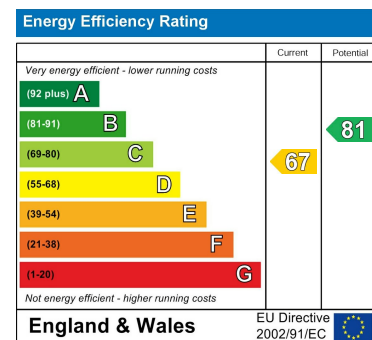
Plan for Identification Purposes Only.

## Floor Plan

## Area Map



## Energy Efficiency Graph



## Council Tax Band - E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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